

RECORD OF THE PROCEEDINGS
SKAGIT COUNTY BOARD OF COMMISSIONERS

Wednesday, August 28, 1985

3:00 p.m. MISCELLANEOUS ITEMS

7:30 p.m. Continuation of Public Hearing - EDB Appeals.

The Skagit County Board of Commissioners met in regular session on Wednesday, August 28, 1985, with Commissioners Vaux and Walberg present. Commissioner Rohrer was absent for the first item.

MISCELLANEOUS ITEMS

Commissioner Walberg motioned to approve Warrants #38431 through #38476 in the amount of \$548,841.43. Chairman Vaux seconded the motion. The motion was carried and so ordered. (R-32)

Commissioners Vaux, Walberg and Rohrer were present for the following meeting, which was held at the Birdsvew Grange.

CONTINUATION OF PUBLIC HEARING - EDB APPEALS.

Chairman Vaux explained that the Board has proposed the "red zone" or contaminated well area be defined by the following boundaries: Lusk Road west to Pinelli Road and Highway 20 south to the Skagit River. He also proposed that a "buffer zone" be designated outside of the red zone to feather out the land values.

Chairman Vaux introduced Ken Willis, Environmental Health Specialist II from the Health Department; Gary Gidley, Associate Planner from the Planning Department; and Tom Karsh, Environmental Health Specialist III from the Permit Center.

Paul Mahoney, Skagit County Assessor, explained that the assessed value of all property within the designated red zone has been adjusted as follows:

Buildings:	10 percent of original value
Land:	\$1,875 per acre

Mr. Mahoney explained that all property within the red zone would be adjusted at once from October 1, 1984, if authorization is received from the Washington State Department of Revenue.

Chairman Vaux explained his version of the proposed red zone, which extended in some areas further than the previously proposed red zone. He noted that whether the wells were contaminated or not, the property values were definitely affected. Chairman Vaux also proposed a buffer zone to extend approximately one-half mile around the red zone with the exception of the area north of the red zone, which would be unaffected. Values in this buffer zone would be decreased by one-half of the red zone values.

Following individual discussions with property owners, the Board modified the buffer zone boundary to the north to include properties located south of an old Scott Paper logging road (see attached map).

Robert Judd, 3628 Highway 20, Concrete, questioned the value to be placed on land in the Open Space designation.

Mr. Mahoney explained that under the present 4-year revaluation cycle, property would stay with whatever rate it began the 4-year cycle. He invited Mr. Judd to the Assessor's Office for a detailed explanation of his particular situation.

Homer Wyatt, of the Lusk Road, Concrete, stated that he felt the Commissioners and the Assessor's Office arrived at an equitable solution. He felt, from his experience with wells, that this proposal has included all affected areas. However, he requested that if additional wells were in the future proven to contain a sufficient amount of EDB, then these properties could also be added to the red zone.

The Board assured Mr. Wyatt that this was their intention.

Ken Willis stated that they intend to continue testing wells, provided funding is available.

Ann Bussiere asked if surrounding property owners would have to pay additional taxes to absorb those taxes lost from the red and buffer zones.

Mr. Mahoney explained that the commissioners of various districts (i.e., fire district) would have to adjust their budget if they did not want to additionally tax those property owners outside of the red and buffer zones.

Harley Wood, 876 Pinelli Road, Sedro Woolley, felt people should be demanding uncontaminated water, rather than lower taxes.

Ken Willis stated that he believes there is potentially a good possibility that the community will have a safe water supply if the Department of Ecology decides to fund the project. He will keep everyone informed of the progress.

Record of the Proceedings
Skagit County Board of Commissioners
Wednesday, August 28, 1985
Page 3

Mr. Judd stated that he thought the Federal super fund money would no longer be available.

Mr. Willis explained that the funding from the Department of Ecology would be with State super fund money, which is available.

George Theodoratus, 3593 Highway 20, Concrete, asked if a water district should be formed prior to receiving funding for the project.

Mr. Willis stated that the formation of a water district is imperative to the award of any funding. He noted that the P.U.D. and the County will assist in setting up the district. Three representatives from the Birdsvew area have been selected to pursue the process at this point.

Betty Wilde stated that she is one of the representatives researching the formation of a water district. She explained their plan, and noted that additional questionnaires will be distributed to include properties within the new zone boundaries.

Bonnie Wolfe, 864 Lusk Road, Concrete, asked if the property owners would be liable for payment of the water district costs if the project did not continue.

Commissioner Walberg stated that the issue would be put to a vote by the people, and property owners would not be liable if the district did not materialize.

Phil Mitchell, 3581 Cape Horn Road, Sedro Woolley, felt the property owners should sue the chemical companies.

Commissioner Walberg stated that the Department of Ecology would probably pursue the chemical companies if the water district received funding.

Additional discussion followed regarding details of the proposed water district.

Shirley Ammons urged everyone to return their questionnaires so the committee of representatives can proceed with additional research on the formation of a water district.

As most everyone present seemed satisfied with the boundaries of the red and buffer zones as proposed by the Board of Commissioners, Commissioner Walberg motioned to close the public hearing. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

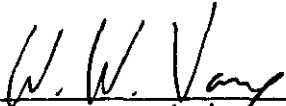
Chairman Vaux thanked everyone for attending the meeting.

Record of the Proceedings
Skagit County Board of Commissioners
Wednesday, August 28, 1985
Page 4

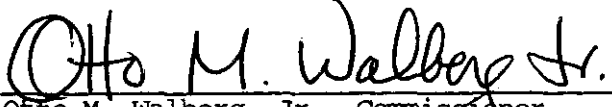
ADJOURNMENT

Commissioner Walberg motioned to adjourn the proceedings. Commissioner Rohrer seconded the motion. The motion was carried unanimously.

BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON



W. W. Vaux, Chairman




Otto M. Walberg, Jr., Commissioner



Dave Rohrer, Commissioner

ATTEST:



Jerry McInturff
Skagit County Auditor and Ex-Officio
Clerk of the Board of Commissioners

MOUNT BAKER NATIONAL FOREST

